



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Board Members

Nel Sylvain, *Chair*
Robert May, *Vice Chair*
Matthew Kozinski, *Secretary*
Mark Collopy
A. Terese Dwyer
Tim Fontneau
Donald Hamann
Mark Sullivan
Dave Walker
Joyce Bruckner, *Alternate*
James Gray, *Alternate*
Daniel Rines, *Alternate*

Planning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, August 5, 2019 at 7:00 p.m. (Regular Meeting)
City Council Chambers
31 Wakefield Street, Rochester, NH
**see notes at end*

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- I. **Call to Order**
 - II. **Roll Call**
 - III. **Seating of Alternates**
 - IV. **Communications from the Chair**
 - V. **Approval of minutes for July 8, 2019**
 - VI. **Special Downtown Review for 22 South Main Street, Map 120 Lot 363 Rehab of the first floor for commercial space with residential units on the second floor.**
 - VII. **Continued Applications:**
 - A. **[Real Estate Advisors, Inc., 24 Jeremiah Lane](#)** (by Berry Surveying & Engineering) Amendment to an approved subdivision to change from 53-lots to 54-lots and change from 72 units to 74 units. Case # 223 – 21 – A – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - VII. **New Applications:**
 - A. **[Kenneth & Ingrid Pheonix, 8 Norway Plains Road](#)** (by Norway Plains Assoc.) 3-Lot subdivision and Conditional Use Permit. Case # 222 – 63 – R2 – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - B. **[Waste Management of NH, 214 Rochester Neck Road](#)** (by Sanborn, Head & Assoc.) Site plan and Conditional Use Permit for expansion of a container storage area. Case# 268 – 2 – A – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - C. **[400 North Main Street, LLC, 400 North Main Street](#)** (by TF Moran, Inc.) Site plan for vehicle sales, and service. Case# 114 – 2 – HC – 19 **CONTINUANCE**
 - D. **[Glenn Davids Integrity Auto, Inc., 415 North Main Street](#)** (by Berry Surveying & Engineering) Site plan to expand vehicle sales and service. Case# 114 – 4&5 – HC – 19 **Public Hearing ACCEPTANCE**

(Over)

E. Donald & Bonnie Toy, 418 Old Dover Road (by Berry Surveying & Engineering)
14-unit expansion of mobile home park. Case# 256 – 54-1 – A – 19 **Public Hearing**
ACCEPTANCE

VIII. Other Business

IX. Adjournment

***Please note the following:**

Public hearings. The public is invited to attend all meetings of the Planning Board. *The public is welcome to speak at all public hearings.* For other items the public may speak at the discretion of the chair/board.

Postponements. For any items marked as postponements the Planning Board will determine at the beginning of the meeting whether to postpone the item and to which date. Interested citizens are advised to attend at the beginning of the meeting to learn the details of any proposed postponement or to contact the Planning Department for more information.

Proposed actions. Proposed actions are shown in bold caps (on final agendas). The board may or may not take these actions and may take other actions not stated.

Consent agenda. Applications placed on the Consent Agenda are assumed to be straightforward and non-controversial and are approved in one total package with one vote. Applications will be removed from the Consent Agenda for individual review at the request of any board member (or, for public hearings, at the request of any citizen).

Other information. a) Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Planning Office, from 8:30 a.m. to 4:30 p.m., Monday through Friday; b) If you are looking at this agenda on the City's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and changes prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Wednesday evening prior to the meeting and will be posted on the City's website; e) Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision